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BY: GLORIA CABE  
DEPUTY



2025001507  
MACON COUNTY, NC  
TODD RABY  
REGISTER OF DEEDS

NC FEE \$26.00  
NO TAXABLE  
CONSIDERATION



**NORTH CAROLINA BENEFICIARY AND EXECUTOR'S QUITCLAIM DEED**

Mail after recording to Charles Tate, Tate & Tate Attorneys, L.L.C., 5750 Gateway Blvd., Suite 101, Mason, OH 45040

This instrument prepared by Tim Lewis, Law Office of Nathan Earwood, prepared without title examination

Brief description for the index: Beneficiary and Executor's Deed

Parcel: 7501501969 and 7501512260 Excise Tax 0

THIS BENEFICIARY AND EXECUTOR'S QUITCLAIM DEED made this the 14<sup>th</sup> day of January 2025, by and between:

GRANTOR	GRANTEES
Terry Stephen Luckenbach Executor of the Estate of Terry C. Luckenbach	Terry Stephen Luckenbach Address: 999 Wareham Road Cincinnati, Ohio 45202
Estate Address: 999 Wareham Road Cincinnati, Ohio 45202	Heidi Victoria Miranda Luckenbach Address: 1326 Endicott Court Cummings, Georgia 30041

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as may be required by context.

**WITNESSETH:**

WHEREAS, Terry C. Luckenbach, passed away on 4 May 2016 and her estate is recorded in Hamilton County, Ohio Case No. 2024001026 and as an ancillary estate in the Office of the Clerk of Superior Court of Macon County, North Carolina, Estate File Number 24E001372-550; and

WHEREAS, Mr. Terry Stephen Luckenbach had qualified as Executor of each of the aforementioned estates;

WHEREAS, Mr. Terry Stephen Luckenbach, acting in his official capacity as Executor desires to effectuate the transfer of Deed to he and Ms. Heidi Victoria Miranda Luckenbach, as beneficiaries pursuant to the Valid Will;

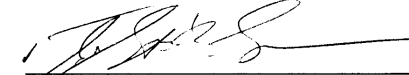
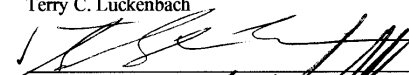

THEREFORE, said Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, and forever quitclaim into the Grantees and his/her heirs and assigns all right, title, claim, and interest of the said Grantor in and to certain tracts or

parcels of land lying and being in the County of Macon and State of North Carolina, in the Smithbridge Township, and more particularly described as follows:

See attached Exhibit "A."

And the said party of the first part covenants with said party of the second part, his/her heirs, successors and assigns, that he is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances, and that s/he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, said Grantor and Grantees have hereunto set his/her hands and seal the day and year first above written.

 (SEAL)  
Terry Stephen Luckenbach, acting as Executor for the Estate of  
Terry C. Luckenbach  
 (SEAL)  
Terry Stephen Luckenbach, Beneficiary  
 (SEAL)  
Heidi Victoria Miranda Luckenbach, Beneficiary

STATE OF OHIO  
COUNTY OF Hamilton

I, a Notary Public, of said State and County aforesaid, do hereby certify that Terry Stephen Luckenbach, acting as Executor for the Estate of Terry C. Luckenbach grantor and grantee, personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a valid driver's license or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated. Witness my hand and official seal or stamp, this the 3rd day of February 2025.



LOGAN M. LYLE  
Notary Public  
State of Ohio  
My Comm. Expires  
March 8, 2028

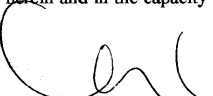
  
Notary Public Official Signature

My commission expires: 3/8/28

STATE OF GEORGIA  
COUNTY OF Fulton

I, a Notary Public, of said State and County aforesaid, do hereby certify that Heidi Victoria Miranda Luckenbach grantee, personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a valid driver's license or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated. Witness my hand and official seal or stamp, this the 14th day of Feb 2025.

(seal or stamp)

  
Notary Public Official Signature

My commission expires: 04/18/25

I notarized for Heidi Victoria  
Miranda Luckenbach, only!  
1.4 02/17/2025

## EXHIBIT "A"

**First Tract:** Being the identical lands, privileges, easements and appurtenances as are described in and conveyed by the deed from Melissa O. Jones and Husband, R. S. Jones, Jr., et al. to William S. Bennett and wife, Linda F. Bennett, dated September 20, 1982, and recorded in Deed Book T-14, Page 161, Records of Macon County, North Carolina, and being more particularly described therein as follows:

"BEGINNING at an iron pipe, the same being the northernmost corner of the 2.04-acre tract of land this day conveyed by Melissa O. Jones, et vir, et al., to William S. Bennett, et ux., the same being located North 29 degrees 47 minutes 30 seconds East 237.08 feet from a 14-inch poplar, the northeast corner of the 4.23-acre tract of land described in the deed from Charles Edwin Noland, et al., to Gary Jesse Tyler, et ux., dated December 19, 1977, recorded in Deed Book X-11 at page 9, Public Records of Macon County, North Carolina; runs thence from said point of Beginning and with the north line of the Bennett tract, South 68 degrees 43 minutes 10 seconds East passing an iron pipe at 291.29 feet, whole distance 313.77 feet to a point in the centerline of a 30-foot wide joint road and utility right of way; thence with the center of the same, North 23 degrees 51 minutes East 50 feet to a point; North 11 degrees 43 minutes East 66.76 feet to a point and North 24 degrees 00 minutes East 73.92 feet to a point, the same being the southernmost corner of the 2 acre tract of land this day conveyed to Kenneth C. Taylor and wife; thence with the south line of the Taylor tract, and leaving said right of way, North 76 degrees 44 minutes West passing an iron pipe at 42.61 feet, whole distance 288.65 feet to an iron pipe in the east line of the McClure tract; thence with McClure's east line, South 29 degrees 47 minutes 30 seconds West 151.09 feet to the point of BEGINNING, containing 1.16 acre, be the same more or less and being a portion of the lands described in the deed from John H. Carpenter, et ux., to Melissa O. Jones, et al., as recorded in Deed Book C-10 at page 253, Public Records of Macon County, North Carolina, and being described herein as shown by survey and plat made by G. L. Sprinkle, Registered Land Surveyor, under date of September 15, 1982.

Parties of the first part further convey unto parties of the second part, their heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns, and all others who may now have or may hereafter acquire the right to use the same, the 30-foot wide joint road and utility right of way, the centerline of which forms the easternmost boundary of the lands hereby conveyed, together with its extension as presently constructed in a general southerly and westerly and direction to the point of intersection with State Road No. 1636."

**Second Tract:** Being the identical lands, privileges, easements and appurtenances as are described in and conveyed by the deed from Melissa O. Jones and Husband, R. S. Jones, Jr., et al. to William S. Bennett and wife, Linda F. Bennett, dated September 20, 1982, and recorded in Deed Book T-14, Page 160, Records of Macon County, North Carolina, and being more particularly described therein as follows:

"BEGINNING at a 14-inch poplar, the same being the northeast corner of the 4.23-acre tract of land heretofore conveyed by Charles Edwin Noland, et al., to Gary Jesse Tyler, et ux., dated December 19, 1977, recorded in Deed Book X-11 at page 9, Public Records of Macon County, North Carolina; runs thence from said point of Beginning and with the east line of said Tyler tract, South 24 degrees 26 minutes East 101.53 feet to an iron pipe set at a 20-inch poplar and South 0 degrees 04 minutes 30 seconds East 87.28 feet to a new iron pipe, the northwest corner of the 2.5 acre tract of land this day conveyed by parties of the first part, to Robert L. Metz, et ux.; thence with the north line of the same, reversed, North 63 degrees 39 minutes 30 seconds East passing an iron pipe on the west side of a 30-foot wide joint road and utility easement, whole distance 393.19 feet to a point in the center of the same; thence with the center of said easement, North 06 degrees 07 minutes West 49.25 feet to a point and North 23 degrees 51 minutes East 52.46 feet to a point, the same being the southeast corner of the 1.16-acre tract of land this day conveyed by Melissa O. Jones, et al., to William S. Bennett, et ux.; thence with the line of said tract, North 68 degrees 43 minutes 10 seconds West passing an iron pipe at 22.48 feet, whole distance 313.77 feet to an iron pipe in the east line of the McClure tract; thence with McClure's line, South 29 degrees 47 minutes 30 seconds West 237.08 feet to the point of BEGINNING, containing 2.04 acres, be the same more or less and being a portion of the lands described in the deed from John H. Carpenter, et ux., to Melissa O. Jones, et al., as recorded in Deed Book C-10 at page 253, Public Records of Macon County, North Carolina, and being described herein as shown by survey and plat made by G. L. Sprinkle, Registered Land Surveyor, under date of September 15, 1982.

Parties of the first part further convey unto parties of the second part, their heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns, and all others who may now have or may hereafter acquire the right to use the same, the 30-foot wide joint road and utility rights of way, the centerlines of which form the easternmost boundary of the lands hereby conveyed, together with their extensions as presently constructed in a general westerly direction to the point of intersection with State Road No. 1636."

The lands hereby conveyed are made subject to that portion of the 30-foot-wide joint road and utility rights of way which lie within the bounds of the lands hereby conveyed.

Parties of the second part, by their acceptance hereof, agree, for themselves, their heirs and assigns, to pay their proportionate part of

the maintenance and upkeep of said 30-foot wide joint road and utility rights of way, and their extensions through the lands described in the deed recorded in Deed Book C-10 at page 253, Public Records of Macon County, North Carolina, to the point of intersection with the State Road, all as the same were constructed on the 20<sup>th</sup> day of September, 1982.

1. The lands hereby conveyed shall not be resubdivided into tracts of less than one acre in size, and any dwelling house constructed on the lands described herein shall have an enclosed floor space of at least 800 square feet.
2. No building shall be placed closer than 10 feet to any boundary line of the lands above described unless the owner of the land described herein also owns the adjoining property, in which case this restriction shall not apply to boundaries connecting properties owned by the same person.
3. No building shall be placed closer than 10 feet to any boundary line of the lands above described unless the owner of the land described herein also owns the adjoining property, in which case this restriction shall not apply to boundaries connecting properties owned by the same person.
4. No goods, wares or merchandize shall be manufactured or sold or offered for sale or possessed for sale on any portion of said land, and no trade business or profession which requires the general public to come to the premises or any boarding or rooming house shall be carried on thereon, and nothing shall done or permitted thereon that shall constitute a nuisance or shall be offensive to the neighborhood.
5. No temporary house, tent, trailer, or camper shall be placed upon any portion of the lands conveyed except that shelters for animals may be constructed on the property whether temporary or permanent.
6. The lands hereinabove described shall not be used for maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
7. Only a sewage system constructed and equipped as approved by the State Board of Health shall be installed upon the premises.
8. No swine shall be kept or maintained on any part of said property.
9. All animals kept or maintained on the premises must be kept no less than 50 feet from any stream on or near the property described herein at all times, except this shall not apply to household pets."